

July 24, 2001

The Salisbury Planning Board held its regular meeting on Tuesday, July 24, 2001, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: John Daniels, Leigh Ann Loeblein, Brian Miller, Eldridge Williams, Fred Dula, Rodney Queen, DeeDee Wright, Ken Mowery, Elaine Stiller, Jeff Smith, Lou Manning, Sean Reid

ABSENT: None

STAFF: Harold Poole, Patrick Kennerly, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Wright. The minutes of July 10, 2001, were approved as published.

PRESENTATION

Eric Wood, with Pilot Developers, is proposing a 152-acre SmartGrowth project along and to the east of Crane Creek. He is working with the company LandDesign on this proposed development. Brad Davis, Jonathan Crowder and Brian Lamb, with LandDesign, were present at today's meeting.

Mr. Davis indicated this project is a master plan for a traditional neighborhood development—a mixture of single family, multi-family, business and commercial uses. The site is 152 acres located on the southeast side of town. An extension of Jake Alexander Boulevard is projected through a portion of the development. Stokes Ferry Road borders the property on the south side and Earnhardt Road on the east side, with frontage on both of the roads. Crane Creek also runs through the property. Two fairways of Corbin Hills golf course comes into the property.

Maps showing topography of the land, floodplains, buildable areas, and a land use plan were shown. Mr. Davis also showed examples of traditional neighborhood developments in Cheraw and Fort Mill, South Carolina. He also commented that Fulton Heights is one of the premier traditional neighborhoods in this area. It has all of the same characteristics of a traditional neighborhood—a wonderful variety of homes and architectural styles; different sizes and a diversity of residential types; the sidewalks are characteristic; there is a range in architecture from large Victorian, colonial revival homes as well as the Craftsman and bungalow type homes.

The principles for traditional neighborhood developments are: (1) provide for compact and pedestrian oriented design; (2) “town centers” provide working/shopping opportunities within walking distance of the neighborhood; (3) open spaces used to help organize neighborhoods; (4) diverse mix of residential products (range in prices); (5) pedestrian connections link neighborhoods, open spaces and greenways; and (6) architecture based on local historical precedents.

Mr. Davis then presented a master plan site map. The proposed extension of Jake Alexander Boulevard is shown as a divided highway which goes through the heart of the property. The village center would be located along the proposed extension and will include shops, offices, and the denser residential development—multi-family apartments along Earnhardt Road and townhomes on both sides of the extended Jake Alexander Boulevard. There would be a commercial building at the intersection of Jake Alexander Blvd. and Earnhardt Road. The village center area transitions into the area for the apartments located between Earnhardt Road and the Duke Power easement. Pocket parks are located in the neighborhood areas. A single family detached residential neighborhood will be located adjacent to Stokes Ferry Road and extend to Earnhardt Road. On the east side of the property by Corbin Hills golf course will be more single family lots overlooking the golf course. The single family lots range in size from 50 feet, 60 feet and 80 feet. There is an open space that ties the more formal open spaces of the village green into a larger greenway along Crane Creek.

The project includes: 250 multi-family units, 123 units of townhomes, 191 single family residential units; the retail and commercial areas that form the village center will contain 125,000 square feet; 45 acres of open space, most of it around Crane Creek; utilization of the Duke Power easement for pathways and for athletic fields or informal play areas; pocket parks within the single family areas and the more formal open spaces in the town center of the village green. When you add together all the residential units, it averages to a little more than four units per acre.

Mr. Davis answered questions from Board members concerning pedestrian crosswalks for Jake Alexander Boulevard, speed limit for Jake Alexander, utilities, what type of commercial uses are planned, and street widths. Mr. Wood responded to a question concerning phases of the project. There will be simultaneous construction for the 60-foot single family lots on Stokes Ferry Road, the 50-foot single family lots on Earnhardt Road, as well as the multi-family apartments on Earnhardt Road (including one entrance off Stokes Ferry and two entrances off Earnhardt Road).

When asked the time frame for implementation of the whole plan, Mr. Wood responded that he would like to have the residential units completed in five to seven years. Once he has 60 to 70% of the residential units occupied, he would then start the commercial components of the project. The commercial area also depends somewhat on the location of the extension of Jake Alexander Boulevard. He estimates this will be a 10 to 15-year total project. He would like to begin the commercial area within six to eight years, with this being the last stage.

SALISBURY 2020 REPORT

Mr. Poole distributed the new Salisbury 2020 report and the Executive Summary.

CITY COUNCIL REFERRAL

During Council's discussion on Planning Board's recommendations concerning billboards, the Council referred back to Planning Board the particular recommendation dealing with the prohibition of new permits for Sign Overlay "C" which covers a portion of Jake Alexander Boulevard West and U. S. 29. The Council seemed to concur with the proposal, but would like it handled differently (the physical removal of the overlays). The City Attorney

would prefer that notification be sent to property owners in Sign Overlay “C” concerning the proposed removal of the overlay district.

Planning Board will hold a courtesy hearing on August 14 concerning the removal of Sign Overlay “C.”

COMMITTEE REPORTS

(a) Z-18-01 Glenn M. Heilig, Jr., 1919 Jake Alexander Boulevard

DeeDee Wright reported for the committee. The committee is recommending that the property be rezoned from its present R-6A Multi-Family Residential to B-1 Office Institutional rather than the requested B-7 Limited Business. Residential zoning is probably not best suited for this property. B-7 also may not be best suited due to the number of permitted uses in B-7 as well as the small size of the lot. The B-1 classification would open up the property to be used for purposes other than residential. All types of office uses would be permitted and would have consistent zoning with the new office park being developed across Jake Alexander Boulevard.

The committee is also recommending cleaning up the zoning line along the extreme southern part of the Salisbury Mall property which would put all of the mall’s property in the B-7 classification. This would involve rezoning property from R-6A to B-7. There is a small area in back that does not belong to the mall which has B-7 zoning. This should be rezoned to R-6A.

Jeff Smith moved to recommend rezoning the Heilig property from its present R-6A Multi-Family Residential to B-1 Office Institutional. The motion was seconded by Lou Manning with all members voting AYE.

Jeff Smith moved to recommend cleaning up the zoning lines for the mall property by rezoning a portion from R-6A Multi-Family Residential to B-7 Limited Business and rezoning a small portion from B-7 Limited Business to R-6A Multi-Family Residential. The motion was seconded by Lou Manning with all members voting AYE.

(b) Z-14-01 Downtown Salisbury, Inc.

Leigh Ann Loeblein gave a status report on the committee’s most recent walking tour of Council, Jackson and Church streets. The committee will need one or two more meetings before having a recommendation.

(c) Rules of Procedure Committee

Jeff Smith gave the report. The committee is looking at several changes, in particular Sections 2 and 3 of Article VII, Attendance, regarding the absence policy. A board member is notified after four missed meetings (regular or committee). After another four meetings are missed during a rolling 12-month period, the board member is replaced. The committee feels the present rules are too strict. The committee did make a recommendation to amend Section 4 of Article VII dealing with excused absences. Mr. Poole felt the committee needed to meet again to further discuss the issue. Proposed changes to the rules must be presented in writing at a regular meeting in order for action to be taken at the next regular meeting. The committee needs to meet

again so that proposed changes can be presented at the August 14 meeting for voting at the August 28 meeting. In order to prevent further absences counting against board members during this period, Eldridge Williams moved to suspend Article VII of the bylaws until the August 28 meeting. The motion was seconded by Mr. Daniels with all members voting AYE.

Brian Miller asked that the committee consider adding “job obligations” to Section 4, of Article VII, dealing with reasons for excused absences.

Mr. Smith indicated the committee also looked at Section 6 of Article II, Election of Officers, which requires that the potential chairman and vice chairman have at least two years’ experience in order to qualify for the position. The committee is recommending that the chairman have at least three consecutive years’ experience as a member of the board and the vice chairman shall have at least two consecutive year’s experience as a board member. Leigh Ann Loeblein felt the present requirement of two years’ experience is an appropriate amount of time. Someone would have to serve two three-year terms before they could be in a position to be selected as chairman. The second three-year term is not guaranteed. The committee was directed to look at this section again.

(d) Z-17-01 Lane Yates, 1414 South Fulton Street

Leigh Ann Loeblein reported for the committee. The committee is recommending the rezoning of this property from its present R-8 Single Family Residential to B-CS Convenience Service Business. B-CS is the appropriate zoning for this piece of property. There are some real issues with several uses in B-CS, but the committee felt, in looking at the overall zoning, that this is a transition area between commercial and residential and that B-CS is appropriate. The applicant could revise his application to an “S” district, with input from the neighborhood, if he so chooses. The committee report comes as a motion to recommend the rezoning to BCS Convenience Service Business as proposed. The motion was seconded by Jeff Smith with all members voting AYE except Brian Miller who voted NAY. The motion carried.

BIKEWAYS

Last month Dan Mikkelson appeared before the Board to discuss bicycle route mapping. DOT is providing funding for the mapping and the signage. Mr. Mikkelson has since learned that this DOT funding is for a countywide project—rather than just for the City of Salisbury. The city will be a participant in the project rather than the lead agency. The committee appointed to serve on the bikeway committee will be invited to attend meetings as participants rather than as the lead agency. The lead agency will be the county’s Sustainable Community Development Committee headed by Dr. John Wear of Catawba College. Dr. Wear is also the chair of Salisbury’s Greenway Committee.

There being no further business to come before the Board, the meeting was adjourned.

Secretary

Chairman